

CITY OF HOT SPRINGS PLANNING COMMISSION  
THURSDAY, AUGUST 9, 2018  
REGULAR MEETING MINUTES

Invocation – Those in attendance were invited to participate in the invocation led by Chairman Charles Smith.

Pledge of Allegiance – Those in attendance were led in the Pledge of Allegiance by Commissioner Wayne Thomason.

Call to Order – Chairman Charles Smith called the meeting to order at 6:00 p.m.

Roll Call of the Planning Commission Members-

Present: Vice Chairman Hilarie Dzianott, Commissioner Joe Goslee, Jr., Commissioner Wayne Thomason, Commissioner Erin Holliday, Commissioner Rick Ramick, Commissioner Eloise Adams, Commissioner Brian White, Alternate #2 Karie Hobby and Chairman Charles Smith.

Present But Not Seated: None

Not Present: Alternate #1 Anne Guthrie and Commissioner Harold Koppel

Approval of Previous Meeting Minutes: There were no amendments to the previous meeting minutes of the Planning Commission. Chairman Charles Smith asked for a motion and second for the approval of the July 12, 2018 Planning Commission Meeting minutes. A motion was made by Commissioner Eloise Adams and seconded by Commissioner Rick Ramick to approve the July 12, 2018 minutes.

Roll Call on Motion to Approve; **APPROVED:**

Ayes: Vice Chairman Hilarie Dzianott, Commissioner Joe Goslee, Jr., Commissioner Wayne Thomason, Commissioner Erin Holliday, Commissioner Rick Ramick, Commissioner Eloise Adams, Commissioner Brian White, Alternate #2 Karie Hobby and Chairman Charles Smith.

Not Present: Alternate #1 Anne Guthrie and Commissioner Harold Koppel

Nays: None

Approval of Agenda – Chairman Charles Smith asked for a roll call on the approval of the August 9, 2018 Planning Commission Agenda. Commissioner Rick Ramick made a motion to approve the meeting's agenda as presented, which was seconded by Commissioner Wayne Thomason.

Roll Call on Motion to Approve; **APPROVED:**

Ayes: Vice Chairman Hilarie Dzianott, Commissioner Joe Goslee, Jr., Commissioner Wayne Thomason, Commissioner Erin Holliday, Commissioner Rick Ramick, Commissioner Eloise Adams, Commissioner Brian White, Alternate #2 Karie Hobby and Chairman Charles Smith.

Not Present: Alternate #1 Anne Guthrie and Commissioner Harold Koppel

Nayes: None

### CONSENT AGENDA

Chairman Smith asked Director Sellman to present the items on the consent agenda to the Commission.

Director Sellman presented the three items on the consent agenda.

1. Miscellaneous (MISC-18-0178) - Eastside Baptist Church Wall Sign – Miscellaneous application request for a wall sign with church name in residential zone district. – 101 Tennessee St.

Director Sellman stated that the recommendation is to approve the miscellaneous request to construct and install one wall sign for Eastside Missionary Baptist Church with the following conditions, because with said conditions the project can be deemed in compliance with the provisions and regulations set forth in Hot Springs Code Title 16 Chapter 5:

1. All construction and construction activity is to be accomplished in strict accordance with Development Plan and all approval conditions and with the minimum standards, codes, rules, regulations and policies as may now or hereafter be required or enacted by the City of Hot Springs, the State of Arkansas, and/or the United States of America, including the Arkansas Fire Prevention Code, whether or not submitted for staff review or Planning Commission approval; and
2. The applicant shall obtain a City of Hot Springs Sign Permit for the proposed signage; and
3. The sign shall not be internally illuminated and no additional exterior illumination is to be added.

2. Conditional Use (CU-18-0182) - Hot Springs Hounds Pet Resort - Conditional use review for a five star dog spa day care, boarding, grooming and training facility. - 523 Carpenter Dam Rd.

Director Sellman stated that the recommendation is to approve with the following conditions because the application satisfactorily demonstrates that all requirements for approval have been met.

1. All construction and construction activity are to be accomplished in strict accordance with all applicable approval conditions and with the minimum standards, codes, rules and regulations and policies as may now or hereafter be required or enacted by the City of Hot Springs, the State of Arkansas, and/or the United States of America, including the Arkansas Fire Prevention Code, whether or not submitted for staff review or Planning Commission approval; and



2. Separate permit applications shall be made by applicant to Hot Springs Engineering Department and permits shall be in-hand for stormwater, drainage, and sidewalks, as may be required, prior to any work beginning; and

3. No development signs are being reviewed or permitted as part of this conditional use review. A separate sign permit application, review, approval and permit shall be required prior to installation of any signs on this site; and

4. All exterior lighting shall be fully downcast and full cut off and shall contain all illumination on the subject property. Lighting shall be positioned so as to not create a nuisance to any adjacent properties; and.

5. This use and activity shall not impose any undue hardship or nuisance upon the nearby neighborhood.

6. The applicant has an affirmative responsibility to demonstrate on-going compliance with the conditions of this approval. The violation of any of these conditions so imposed shall constitute grounds for revocation or modification of this conditional use permit by the Planning Commission per HSC 16-2-79.

3. Lot Split/Line Adjustment (LS-18-0185) - BW Lot Split Subdivision - Lot split request to separate the residence located at 133 Oakwood Ave from the Best Western Winners Circle Hotel property located at 2520 Central Ave. - 133 Oakwood Ave 2520 Central Ave.

Director Sellman stated that the recommendation is to approve the lot split request for the "Winners Circle Hospitality, LLP. Lot Split Subdivision" along with the internal side yard setback reduction from 7 1/2' to 3' variance for Lot 1A, as detailed on the submitted plat with the following condition, because when applied the application demonstrates compliance with the requirements of such requests according to Hot Springs Code.

1. Any further divisions of the original or the newly created parcel shall be considered a subdivision in accordance with these regulations.

Director Sellman stated that this concludes the recommendation, conditions for the items on the consent agenda.

Chairman Smith thanked Director Sellman and asked for a motion on the approval for tonight's consent agenda items with staff findings and recommendations. A motion was made Commissioner Rick Ramick and seconded by Commissioner Joe Goslee, Jr.

Roll Call on Motion to Approve; **APPROVED:**

Ayes: Vice Chairman Hilarie Dzanott, Commissioner Joe Goslee, Jr., Commissioner Wayne Thomason, Commissioner Erin Holliday, Commissioner

Rick Ramick, Commissioner Eloise Adams, Commissioner Brian White,  
Alternate #2 Karie Hobby and Chairman Charles Smith. Smith.  
Not Present: Alternate #1 Anne Guthrie and Commissioner Harold Koppel  
Nays: None

Chairman Smith stated that the next item on tonight's Agenda is the DIRECTORS  
REPORT.

### DIRECTORS REPORT

Director Sellman commented that there's one item to report. A reminder that there are open house meetings on Monday and Tuesday of next week on the thirteenth and fourteenth. The meetings will be located at the Hot Springs Mall for the purpose of meeting with individual property owners in areas A and B that have been annexed within the last couple of years, to review permanent zoning that is proposed for those properties. The meetings will be from 3p.m. to 5p.m. and from 6p.m. to 8p.m., and you are welcome to come and see what's going on. The meeting area is by the fountain in the little inlet where Goody's was located, close to Hibbett Sports. Parking and access will be from the back of the mall, and the mall manager has graciously extended us an invitation to be there for two days.

### ADJOURNMENT

With no further business before the commission, Chairman Smith asked for a motion and second to adjourn the August 9, 2018 Planning Commission Meeting. A motion was made by Commissioner Brian White and seconded by Commissioner Wayne Thomason to adjourn the meeting. This motion carried with a unanimous verbal vote and the meeting was adjourned at 6:07 pm.

These minutes approved by Planning Commission at their September 13, 2018 meeting.



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Charles Smith, Chairman of the Planning Commission